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Planning

Plan/1

Thursday, 21 May 2020

PLANNING

21 May 2020

10.00 am - 12.50 pm

Present:

Planning Committee Members: Councillors Sargeant (Vice-Chair, in the Chair), Baigent, Green, Lord, McQueen, Porrer, Thornburrow and Tunnacliffe

Officers:

Delivery Manager Development Management: Nigel Blazeby

Area Development Manager: Lorraine Casey

Area Development Manager: Toby Williams

Planner: Mary Collins

Planner: Sophia Dudding

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Committee Manager: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL

20/34/Plan Apologies

Apologies were received from Councillor Smart. Councillor Thornburrow was present as the Alternate.

20/35/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Was a member of Extinction Rebellion and the Cambridge Cycling Campaign.

20/36/Plan Minutes

The minutes of the meeting held on 17 December 2019, 8 January 2020 and 5 February 2020 were approved as a correct record and signed by the Chair.

20/37/Plan 19-1430-FUL report 38 Chesterton Hall Cres

The Committee received an application for full planning permission.

The application sought approval for the erection of a one bedroom, two storey house replacing an existing garage.

The Committee received a representation in objection to the application from a resident of 40 Chesterton Hall:

- i. Objected to this application from the start, on well-established planning grounds. The positive quotes attributed to him in point 7 of the Design and Access Statement were fabricated, which he regarded as objectionable.
- ii. Specific concerns:
 - a. The proposed development would not respect the character and appearance of the surrounding area. This application proposed demolishing a building that's integral to the architectural merit of the street, replacing it with one that was the opposite.
 - b. Contrary to the report summary, the proposed development would have a significant adverse impact on the amenity of the surrounding occupiers. The Objector would lose light to five windows if this proposal were to go ahead, some light would be blocked off almost completely.
 - c. The proposed development would not provide a good level of outdoor amenity for future occupants. Lowering the wall at the back of the property would not alter the size of that strip of outdoor space, which was barely wide enough for a chair. Many of the basic elements of the 2004 proposal remained, which had been refused planning permission.
- iii. Residents in thirteen local properties had submitted written objections to this development. Not one resident had written in favour of it.

Mr Corbett (Applicant) addressed the Committee in support of the application.

Councillor Thornburrow proposed amendments to the Officer's recommendation requiring:

- i. Provision of bird/bat box.
- ii. Details of front boundary wall.

These amendments were **carried unanimously**.

Councillor Sargeant proposed an amendment to the Officer's recommendation requiring details of cycle shelters and bin storage.

This amendment was **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation requiring the re-instatement of a drop kerb to the front.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 7 votes to 1) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report; and
- ii. the following additional conditions with delegated authority to Officers to draft the conditions:
 - a. provision of bird/bat box.
 - b. details of front boundary wall
 - c. details of cycle shelters and bin storage.
 - d. re-instatement of the drop kerb to the front.

20/38/Plan 20-0010-FUL report ARU

Item withdrawn from agenda to enable additional consultation.

Since the officer's report was drafted, further information was provided by the applicant's agent confirming the number of lockers (65 no.) proposed within the bank of lockers. Officers have considered it necessary to consult the Environmental Health team on this additional information and have therefore withdrawn the item from the agenda.

20/39/Plan 19-0960-FUL report 440 Cherry Hinton Road

The Committee received an application for full planning permission.

The application sought approval for the erection of a one bedroom dwelling.

Councillor Porrer proposed an amendment to the Officer's recommendation for an additional condition that no vehicular access points shall be made on any boundary of the site.

This amendment was **carried unanimously**.

Councillor Sargeant proposed an amendment to the Officer's recommendation that no footpaths were blocked during construction.

This amendment was **carried unanimously**.

Councillor Thornburrow proposed amendments to the Officer's recommendation:

- i. Condition 17 amended to include hedgehog gaps in boundary treatment.
- ii. Fire engine access.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report;
and
- ii. the following additional conditions with delegated authority to Officers to draft the conditions:
 - a. additional condition that no vehicular access points shall be made on any boundary of the site;
 - b. Condition 17 amended to include hedgehog gaps in boundary treatment;and
- iii. informatives included on the planning permission in respect of:
 - a. Fire engine access;
 - b. That footpaths were not blocked during construction.

20/40/Plan 19-1669-FUL report 101 Perse Way

The Committee received an application for full planning permission.

The application sought approval to change the existing use (dwelling, use class C3) to a 9-bed (10 person) House of Multiple Occupancy (sui generis use class), together with the erection of a two-storey side and rear extension, single storey front and rear extensions, rear roof extension, and detached cycle store in rear garden. The proposed cycle store, located within the rear garden, would be accessed using the existing public pedestrian footpath to the north of the site.

Councillor Baigent proposed an additional condition to the Officer's recommendation that the communal area was retained.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer plus an extra condition that the communal area was retained.

The meeting ended at 12.50 pm

CHAIR

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